

GOVERNMENT OF TELANGANA
ABSTRACT

R&B Department – Guidelines for estimation of cost of houses/structures coming under acquisition for the purpose of valuation and payment of compensation as per new guidelines under Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 (Act No.30/2013) (RFCTLA R R) Rules in Telangana State – Orders – Issued.

TRANSPORT, ROADS & BUILDINGS (Bldgs.A1) DEPARTMENT
G.O.MS.No. 14

Dated:25-03-2015.

Read the following:-

1. G.O.Ms.No.50, Revenue (JA&LA) Department Dt:19.12.2014.
2. G.O.Ms.No.291, Irrigation (Projects Wing) Dept., Dt: 05.08.1982.
3. Chief Engineer (R&B) Hyd, Circular Memo.No.T3/PWD/1001/73-1, Dt.24.12.1973.
4. D.O. letter No. 04/PSP(R&B)/2015, Dt.18.02.2015 of Principal Secretary, Irrigation Department.

ORDER:

The Irrigation Department has requested that the new guidelines for estimation of cost of houses/structures coming under acquisition for the purpose of valuation and payment of compensation should be issued by the R&B Department as per new guidelines under Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 (Act No.30/2013) (RFCTLA R R) Rules in Telangana State.

Wherein, the Revenue (JA&LA) Department has issued Government orders vide reference 1st read above. As per rule 28, the compensation shall be calculated as per the provisions laid down under section 26 to section 30 read with the First Schedule of the Act and paid to all parties whose land or other immovable property has been acquired. **R&B department shall issue guidelines for valuation of structures including depreciation to reflect true values.**

In this regard, the Irrigation Department has issued orders vide reference 2nd read above, for estimation of cost of houses and structures coming under submersion for purpose of valuation and payment of compensation procedures in construction of Major & Medium Irrigation Projects. The procedure to be followed in determining the amount of compensation payable for land with house and structures (immovable properties) thereon are laid down in chapter XVV of the Land Acquisition Manual read with sections 15 and 23 of Land Acquisition Act 1894.

Wherein, the Roads & Buildings Department has issued circular instructions vide reference 3rd read above, for valuation of buildings and allowance for depreciation due to age guidelines. The procedure to be adopted for preparation of estimation of the building is based on detail measurements estimation and worked out with current SSR for buildings and water supply, sanitary and electrical fittings. The depreciation should be worked out as per the revised 6% depreciation tables for the building portion.

Now, it is summarised by above two departments valuation of compensation of the houses/structures under new RFCTLA, R R Act rules and modified as follows.

For the sake of estimation, the houses/structures are classified as (a) to (k) categories.

- (a) Huts.
- (b) Thatched house with mud walls and Mud flooring/thatched house without mud walls.
- (c) The house with tiled roof/AC/GI sheet roof with mud walls and mud flooring/Yidde roof with country wood rafters and thatties, brush wood etc., and mud walls and mud flooring etc.
- (d) The house with tiled roof/AC/GI sheet roof with walls in lime/cement mortar and stone slab/cement flooring.
- (e) House with Midda roof with country wood rafters and napa slabs and walls in lime/cement mortar and napa slab flooring.
- (f) Midde roof with country wood rafters and napa slabs and walls in mud mortar and napa slab flooring.
- (g) Terraced house with terrace and walls in mud mortar.
- (h) Terraced house with Madrass terrace with mud walls and plastered with lime/ cement mortar.
- (i) Terraced house with Madrass terrace and walls in lime/ cement mortar and plastered with lime/cement mortar.
- (j) RCC structures with RCC slab, load bearing walls with lime/cement mortar plastered with lime/cement mortar and stone slab/cement flooring.
- (k) RCC structures with columns and beams and RCC slabs and flooring with napa stone/cement flooring/ordinary tile flooring and brick walls in lime/cement mortar and plastered with lime (or) cement mortar.

The procedure for estimation of compensation valuation will be based on plinth area rates, where the compensation value of the house/structure is upto Rs.4.00 Lakhs and less. Where, the estimation of compensation valuation of house/structures exceeded by Rs.4.00 Lakhs, detailed valuation based on taking detail measurements and estimation with current SSR BY Engineering officials.

In case of valuation of house/structure, the compound wall if any will be estimated separately based on running feet basis and added to the cost of the house/structure.

Compensation for the hutments should be worked out without taking into account the depreciation charges.

While working out compensation if it is not possible to assess the actual age of the house/building, the depreciation may therefore, have to be affected considering the general condition and up keep of the house/structure. Depreciation is worked out from the table given below giving weight to age and cost as well. Age of a house can be assessed to the nearest period shown in table.

Cost of house and percentage deduction to be applied with reference to age
--

	Huts	Thatched house with mud walls & mud flooring (or) thatched house without mud walls	Tiled roof/AC/GI sheet roof with mud walls and mud flooring (or) Yiddle roof with country wood rafters and thatties brush wood etc., and walls in mud mortars and mud flooring etc.	Tiled roof/AC/GI sheet roof with walls in lime or cement mortars and slab or cement flooring/midda roof with country wood rafters and napa slabs and walls in lime or cement mortars and napa slab flooring (or) Midda roof with country wood rafters and napa slabs and walls in mud mortars and napa slab flooring.	Terraced house with terrace mud walls in cement or lime etc. (or) Terraced house with madras terrace and walls in cement lie etc., (or) Terraced house with madras terrace and walls in mud mortar	RCC houses
AGE/LIFE	--	30 YRS	40 YRS	45YRS	55 YRS	70 YRS
0-5	--	1-7	1-4	1-3	0.5-1.5	0-1
6-10	--	9-16	5-9	3-6	2-3	1-2
11-15	--	19-29	10-15	7-11	4-6	2-3
16-20	--	32-47	17-24	12-17	7-9	3-4
21-25	--	50-69	25-36	19-26	10-14	4-6
26-30	--	75-87	38-51	28-37	15-20	6-9
31-35	--	--	55-72	40-52	22-28	9-12
36-40	--	--	77-88	56-73	30-39	12-17
41-45	--	--	--	78-88	42-54	17-22
46-50	--	--	--	--	67-73	23-30
51-55	--	--	--	--	78-89	32-41
56-60	--	--	--	--	--	43-55
61-65	--	--	--	--	--	58-74
66-70	--	--	--	--	--	79-89

In assessing the life of the building, the registration records, panchayat records for the purpose of taxation, and any inscription on the house will be taken for guidance. Failing which the estimating officer not less than the rank of Executive Engineer, should use his discretion after local enquiry in fixing the life of the building. Both the representatives of the Land Acquisition Officer and the Executive Engineer will determine the ages of old structures and the ages should be recorded after conducting the Panchanama.

In variably, these houses do not come into R&B specifications in quality and finish and hence 10% deduction in compensation would be applied for the inferior quality and contractor's margin.

Where a house/building has a first floor, the same plinth area rates would be applied subject to a further deduction of 25% towards savings on account of foundations flooring cost and also reduced number of doors and windows general obtained in the villages.

The estimate for the house does not include cost of the land on which the house including the compound wall is raised.

In case of valuation of any building where the cost of timber exceeds by 25% of the cost of house/structure, then option shall be exercised by the owner as to whether.

- i) 100% of the cost of the timber cost is to be compensated and the owner would surrender the timber to the department.
- ii) The owner would like to take away the timber. In such case only 40% of cost of the timber shall be payable to the owner towards dismantling, transportation and reuse of timber for the new house by the owner himself.

The classification of timber either teak or non-teak should be certified by the Forest Department. Further, the Forest Department to have simple provision to permit the transportation of timber based on the certificate given by the R&R Wing.

This order is issued with the concurrence of Finance (EBS.X) Dept., vide their File.No.276/97/A1/EBS.X/2015 Dt:19.03.2015.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF TELANGANA)

SUNIL SHARMA
SECRETARY TO GOVERNMENT

To
The Commissioner, Rehabilitation & Resettlement, Hyderabad.
The Irrigation& CAD Department, TS Hyderabad.
Copy to
The Special Chief Secretary & CCLA, TS, Hyderabad.
The Principal Secretary to Chief Minister.
The Officer on Special Duty to the Chief Secretary to Govt. TS, Hyd.
The Officer on Special Duty to the Minister for Irrigation.
The Officer on Special Duty to the Minister for Roads & Buildings.
Private Secretary to the Secretary, TR&B.

//FORWARDED:: BY ORDER//

SECTION OFFICER